

August 28, 2025

Town of Niagara-on-the-Lake
Planning Department
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0

Attn: Natalie Thomson, Secretary/Treasurer Committee of Adjustment
Re: Minor Variance Application
Property Address: 638 Queenston Rd. Niagara on the lake.

Dear Members of the Committee of Adjustment,

We are submitting this letter in support of our Minor Variance Application for the above-noted property. The subject property is located within the **Agricultural Community Zone "A"** where the maximum permitted lot coverage is **15%**. We are proposing the addition of a car portico, which would result in a total lot coverage of **15.7%**.

We respectfully request relief from **Section 12.1.2.1 j** of the Zoning By-law to allow an additional **1.0%** lot coverage to accommodate the proposed design. The requested variance is minor in nature and aligns with the general intent and purpose of both the Zoning By-law and the Official Plan.

The proposed increase will not create any adverse impacts on neighbouring properties and will not alter the character of the surrounding area. The car portico has been carefully designed to complement the existing dwelling while maintaining appropriate setbacks and open space.

We kindly ask for your consideration and approval of this application. Should you require any additional information, drawings, or supporting documentation, please do not hesitate to contact us.

Thank you for your time and attention to this matter.

Sincerely,

Sirwan Irandost
Gatta Homes Inc.
289-990-1140